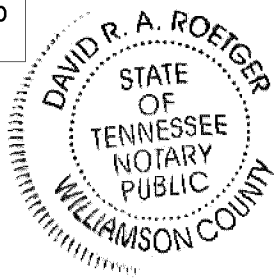
WARRANTY DEED

Karen Johnson Davidson County
Batch# 352674 DEEDWARR
02/03/2020 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,912.90
20200203-0012393



STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $517,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 7-12-24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Shelby Brown and Lacy Smith	Shelby Brown and Lacy Smith	Parcel ID: 130 11 0 003.00
(NAME) 815 Westview Avenue	(NAME) 815 Westview Avenue	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Mary A. Wilson, an unmarried woman,**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Shelby Brown and Elizabeth Tynes Smith, as tenants in common**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being lots Nos. 7 and 8 on the Map of Bransford Realty Company's Subdivision of lots Nos. 57, 58, 60, 61, 63 and 65 of New Golf Club Addition, as of record in Book 421, page 149, Register's Office for said County.

Said Lots Nos. 7 and 8 front 50 feet each on the westerly side of Westview Avenue, formerly Highland Avenue and run back between parallel lines, 250 feet to a dead line.

Being the same property conveyed to Buford G. Wilson, Jr. and wife, Mary Ann S. Wilson by Warranty Deed from Mitchell R. Mays, Jr., and wife, Kathryn Mays dated December 18, 1959 and recorded December 18, 1959 in Book 2997, Page 453, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Mary A. Wilson by Quitclaim Deed from Buford G. Wilson, Jr. dated November 28, 1979 and November 29, 1979 in Book 5537, Page 301, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 815 Westview Avenue, Nashville, TN 37205

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 30th day of January 2020

Mary Ann Wilson, by
Mary A. Wilson, by Anne B. Livingston, her attorney-in-fact
Anne B. Livingston, her attorney-in-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Anne B. Livingston , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Mary A. Wilson, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Anne B. Livingston, for the purposes therein contained.

Witness my hand and official seal, this the 30th of January, 2020.

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 07/09/2022

(SEAL)

Pursuant to the Power of Attorney recorded as Instrument # 202002030012392, Register's Office for Davidson County, Tennessee by Mary Ann Wilson, a/k/a Mary A. Wilson.

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith, and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Christie Perry

My Commission Expires: 7/22/2022

Notary Seal (if on paper)